



Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION **ON MONDAY, FEBRUARY 3, 2014 AT 5:30 P.M.** IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Case 012244 – 2930 N. Highway 28, by Trinidad DeLaO, a request for a permit to allow a 600 sq.ft. guest house to be built on the property. Zone: Residential/Agricultural (RA)

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING ON **MONDAY, FEBRUARY 3, 2014, AT 6:00 P.M.** IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

CHANGES TO THE AGENDA

ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed.*

***PZHAC MINUTES:**

Meeting Minutes of January 6 and January 21, 2014 (To be distributed at meeting)

*** ADMINISTRATIVE (CONSENT) APPROVALS:**

Building Permit Requests:

*Case 012241 – 2635 San Albino, by Edward and Joana Maese, a request for a building permit to place a footing under an 11.5 ft. section of adobe wall to repair a dwelling at this location. Zone: Historical Commercial (HC).

*Case 012245 – 2350 Calle de Santiago, by Philip Born, a request for a building permit to install a solar photovoltaic system on a dwelling being constructed at this address. Zone: Historic-Residential (HR).

*Case 012246 – 2160 & 2168 Calle De Arroyo, by Philip Born, a request for a building permit to install a solar photovoltaic system on a duplex being renovated at these addresses. Zone: Historic-Residential (HR).

*Case 012247 – 2486 Calle de Principal, by Bertha Lujan, a request for a permit to reroof a dwelling at this address. Zone: Historic-Commercial (HC).

PZHAC NEW BUSINESS

Business Registration Requests:

*Case 2014 - - 2900 Avenida de Mesilla, by Gerald Grandle, a request for a business license to operate a microbrewery and restaurant at this location. Zone: General Commercial (C).

Building Permit Requests:

Case 012212 – 2571 Calle de Parian, Jose Tarin, a request to appear before the PZHAC for clarification of a building permit approval granted on April 6, 2013 for a mural to be painted on a dwelling at this location, and to modify the permit to include artwork to be added to gates on a perimeter wall. Zone: Historic-Residential (HR).

Case 012243 – 2184 Calle de Arroyo, by Sun Vista Construction for Paul Blevins, a request for a permit to remove a fireplace and collapsing chimney, and to repair a wall and roof on an existing structure. Zone: Historic-Residential (HR).

Case 012244 – 2930 N. Highway 28, by Trinidad DeLaO, a request for a permit to allow a 600 sq.ft. guest house to be built on the property. Zone: Residential/Agricultural (RA)

Sign Permit Requests:

Case 2014-001 – 1910 Calle de Parian (The Old Tortilla Factory) by Teresa Guerra, a request for a sign permit to allow two 15 sq.ft. wall signs to be installed on the structure, with one sign on each street frontage. Zone: Historic Commercial (HC).

PZHAC PUBLIC HEARING

MTC Code Amendment:

Consideration of an ordinance amending and enacting certain sections of the Mesilla Town Code; Title 15 (Buildings and Construction)

PUBLIC COMMENTS

PZHAC/STAFF COMMENTS

PZHAC ADJOURNMENT

NOTICE

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 72 hours prior to the meeting.

*Posted on **1/30/14** at the following locations: Town Clerk's Office 2231 Avenida de Mesilla, Public Safety Building 2670 Calle de Santiago, Mesilla Community Center 2251 Calle de Santiago, Shorty's Food Mart 2290 Avenida de Mesilla, Ristramn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.*

PZHAC NEW BUSINESS
ADMINISTRATIVE APPROVALS
(CONSENT AGENDA)

BUILDING PERMIT REQUEST CASE 012241
[ADMINISTRATIVE APPROVAL – 2/3/14]

STAFF ANALYSIS

Item:

Case 012241 – 2635 San Albino, by Edward and Joana Maese, a request for a building permit to place a footing under an 11.5 ft. section of adobe wall to repair a dwelling at this location. Zone: Historical Commercial (HC).

Description of Work to be Done:

The base of the existing wall is eroding at the bottom and needs to be repaired. The footing is needed to provide support for the wall, according to the applicant. Any repairs associated with the footing will be painted to match the house. The project will not adversely change the exterior appearance of the structure.

Estimated Cost: @ 900.00

Consistency with the Code:

The request is consistent with the following Sections of the **Building Code** that specifically apply to this project:

15.15.030 Application for building permit

B. Administrative Approval Permit

Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff...

C. Historic Zone or Commercial Zone Permit.

1. Applications for all proposed work *except for work described in subsection (B)* of this section....

The request is consistent with the all other Sections of the **Zoning Code** that may be applied to this project:

Permit History:

There have been no cases in the past year concerning this property.

Findings of Fact:

- Staff has jurisdiction to approve this request administratively.
- The proposed work consists of replacement of a roof on an existing structure.
- The proposed repairs are needed for structural reasons
- The proposed work to be done will not create any changes to the external appearance of the structure.
- The proposed work meets all applicable Code requirements.
- There have been no cases in the past year concerning this property.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff approved this application on 1/15/14.

Prepared by: Larry Shannon

Date prepared: 1/30/14

BUILDING PERMIT REQUEST CASE 012241 [ADMINISTRATIVE APPROVAL - 2/3/14] LOCATION

1/30/14 Doña Ana County Zoning Map

<http://maps.donaanacounty.org/zoning/>

Doña Ana County Zoning Map

Layer Visibility:

☒ Roads

☒ Buildings

☒ City Limits

Parcel ID: 04-00365

Map Code: 4-005-157-303-130

NAME1: MARSH, JO ANNA

NAME2:

Mail Address: PO BOX 300

CITY: MESQUITA

STATE: NM

ZIP: 88045-0300

LOT:

BLOCK:

Subdivision:

Condo Name:

Condo Unit:

Mobile Homes: 0

Clark Record: 93344

RTS: 1E 238 2E

Property Address: 2655 CALLE DE SAN ALBERTO

Area: 0.13

	Parcel ID	Map Code	Owner 1	Owner 2	Address

BUILDING PERMIT REQUEST CASE 012241
[ADMINISTRATIVE APPROVAL - 2/3/14]

APPLICATION

TOWN OF MESILLA
APPLICATION FOR RESIDENTIAL BUILDING PERMIT
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 extension 109

012241
\$56.00

CASE NO. 012241 ZONE: RR CODE: M1 APPLICATION DATE: 1/15/14

Name of Applicant

Telephone Number

Street Address

City

State

Zip Code

Contractor Name and Address

Contractor Telephone Number

Contractor Tax I.D. Number

Contractor License #

LOCATION & DESCRIPTION OF PROPOSED WORK:

Estimated Cost:

All applications for electrical, mechanical and plumbing are to be made at the Construction Industries Division office.

Signature of Applicant

Date:

*With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZHAC and BOT before issuance of a building permit.
Recorded proof of ownership with legal description of property (deed or current tax bill), along with verification of legally subdivided status of the property are required.
Plan sheets are to be no larger than 11 x 17 inches.*

PZHAC:

☒ Administrative Approval
☐ Approved
☐ Disapproved
☐ Approved with conditions

BOT:

☐ Approved
☐ Disapproved
☐ Approved with condition

CONDITIONS:

FEE: REVIEW:

ISSUE DATE:

PERMIT: \$56.00

ISSUE DATE: 1/17/14 CSH

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.)

White: File

Yellow: Customer

BUILDING PERMIT REQUEST CASE 012245
[ADMINISTRATIVE APPROVAL – 2/3/14]

STAFF ANALYSIS

Item:

Case 012245 – 2350 Calle de Santiago, by Philip Born, a request for a building permit to install a solar photo-voltaic system on a dwelling being constructed at this address. Zone: Historic-Residential (HR).

Description of Work to be Done:

The existing roof covering will be torn off and replaced.

Estimated Cost: @ \$17,700.00

Consistency with the Code:

The request is consistent with the following Sections of the **Building Code** that specifically apply to this project:

15.15.030 Application for building permit

B. Administrative Approval Permit

Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff...

C. Historic Zone or Commercial Zone Permit.

1. Applications for all proposed work except for work described in subsection (B) of this section....

The request is consistent with all other Sections of the **Zoning Code** that may be applied to this project:

Permit History:

This property had a building permit (Permit #012205) for a new dwelling reviewed by the PZHAC, and approved by the Board of Trustees on 8/12/2013.

Findings of Fact:

- Staff has jurisdiction to approve this request administratively.
- The proposed work consists of installation of a photo voltaic system on the structure.
- The proposed installation will have little or no impact on the overall appearance of the structure.
- The proposed work meets all applicable Code requirements.
- A building permit for the construction of the dwelling on the property was approved within the last year.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff approved this application on 1/28/14.

Prepared by: Larry Shannon

Date prepared: 1/30/14

BUILDING PERMIT REQUEST CASE 012245
[ADMINISTRATIVE APPROVAL - 2/3/14]

LOCATION

http://www.ana-county.org/zoning-map

http://www.ana-county.org/zoning-map


Do Ana County Zoning Map

Search Parcel

Layer Visibility:

- ☒ Roads
- ☒ Buildings
- ☒ City Limits

Parcel ID: 04-00215
Map Code: 4-008-137-143-467
NAME: BORN PHILLIP C JR
NAME2:
Mail Address: 2205 S SOLANO
CITY: LAS CRUCES
STATE: NM
ZIP: 88001
LOT:
BLOCK:
Subdivision:
Condo Name:
Condo Units:
Mobile Homes: 0
Clerk Record: 1313581
RTS: 1E 2SS 2S
Property Address: 2390 CALLE DE SANTIAGO
Acres: 0.22



Parcel ID	Map Code	Owner 1	Owner 2	Address

BUILDING PERMIT REQUEST CASE 012245
[ADMINISTRATIVE APPROVAL - 2/3/14]

APPLICATION

TOWN OF MESILLA
APPLICATION FOR RESIDENTIAL BUILDING PERMIT
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505)524-3262 extension 149

CASE NO. _____ **ZONE:** _____ **CODE:** _____ **APPLICATION DATE:** 1/21/2014

Phil Born _____ **(505) 542-5094** _____
Name of Applicant Telephone Number

2350 Calle de Santiago _____ **Mesilla** _____ **NM** _____ **88046** _____
Street Address City State Zip Code

Positive Energy, Inc., 510 South Main Street, Las Cruces, NM 88001 _____
Contractor Name and Address
575-524-1030 _____ **NM CRS# 02-110476-00-0** _____ **82573** _____
Contractor Telephone Number Contractor Tax ID Number Contractor License #

LOCATION & DESCRIPTION OF PROPOSED WORK:

It is proposed to install a roof-mounted, grid tied Solar PV System on this home. Overhead view of house, with PV array location indicated and street elevation of house showing PV equipment are attached.

Estimated Cost:

\$17,700.00

Signature of Applicant

Date: 1/28/2014

With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZILAC and BOT before issuance of a building permit.

Unrecorded proof of ownership with legal description of property listed on current tax bill along with verification of legally subdivided status of the property are required.

Plan sheets are to be no larger than 11 x 17 inches.

PZILAC _____ **Administrative Approval**

Approved
Disapproved
Approved with conditions

BOT _____ **Approved**

Disapproved
Approved with condition

CONDITIONS:

FE: _____ **REVIEW:** _____ **ISSUE DATE:** _____

PERMIT: _____ **ISSUE DATE:** _____

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls,
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.)

White: File

Yellow: Customer

BUILDING PERMIT REQUEST CASE 012246
[ADMINISTRATIVE APPROVAL – 2/3/14]

STAFF ANALYSIS

Item:

Case 012246 – 2160 & 2168 Calle De Arroyo, by Philip Born, a request for a building permit to install a solar voltaic system on a duplex being renovated at these addresses. Zone: Historic-Residential (HR).
Case 012241 – 2635 San Albino, by Edward and Joana Maese, a request for a building permit to place a footing under an 11.5 ft. section of adobe wall to repair a dwelling at this location. Zone: Historical Commercial (HC).

Description of Work to be Done:

The existing roof covering will be torn off and replaced.

Estimated Cost: @ \$31,000.00

Consistency with the Code:

The request is consistent with the following Sections of the **Building Code** that specifically apply to this project:

15.15.030 Application for building permit

B. Administrative Approval Permit

Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff...

C. Historic Zone or Commercial Zone Permit.

1. Applications for all proposed work *except for work described in subsection (B)* of this section....

The request is consistent with all other Sections of the **Zoning Code** that may be applied to this project:

Permit History:

This property had a building permit (Permit #012170) for renovations to the duplex, reviewed by the PZHAC, and approved by the Board of Trustees on 5/13/2013.

Findings of Fact:

- Staff has jurisdiction to approve this request administratively.
- The proposed work consists of installation of a photo voltaic system on the structure.
- The proposed installation will have little or no impact on the overall appearance of the structure.
- The proposed work meets all applicable Code requirements.
- A building permit for the construction of the dwelling on the property was approved within the last year.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff approved this application on 1/28/14.

Prepared by: Larry Shannon

Date prepared: 1/30/14

BUILDING PERMIT REQUEST CASE 012246 [ADMINISTRATIVE APPROVAL - 2/3/14]

LOCATION

Doña Ana County Zoning Map

<http://maps.donaanacounty.org/zoning/>


Doña Ana County Zoning Map

Search Parcels

Layer Visibility:

- ☒ Roads
- ☒ Buildings
- ☒ City Limits

Parcel ID: 04-00232
Map Code: 4-006-137-160-115
NAME: BORN PHILIP JR
NAME2:
Mail Address: 2207 S SOLANO
CITY: LAS CRUCES
STATE: NM
ZIP: 88101
LOT:
BLOCK:
Subdivision:
Condo Name:
Condo Unit:
Mobile Homes: 0
Clerk Record: 1506373
RTS: 1 L 225 25
Property Address: 2188 CALLE DE ARROYO
Acres: 0.21



Parcel ID	Map Code	Owner 1	Owner 2	Address
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BUILDING PERMIT REQUEST CASE 012245
[ADMINISTRATIVE APPROVAL 2/3/14]

APPLICATION

TOWN OF MESILLA
APPLICATION FOR RESIDENTIAL BUILDING PERMIT
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505)524-3262 extension 119

CASE NO: _____ ZONE: _____ CODE: _____ APPLICATION DATE: 1/27/2014

Phil Horn _____ (505) 542-5964
Name of Applicant Telephone Number

2160 and 2168 Calle de Arroyo (same building) _____ Mesilla _____ NM _____ 88046
Street Address City State Zip Code

Positive Energy, Inc. 510 South Main Street, Las Cruces, NM 88001
Contractor Name and Address
575-524-2030 NM CRS# 02-410476-00-0 82573
Contractor Telephone Number Contractor Tax I.D. Number Contractor License #

LOCATION & DESCRIPTION OF PROPOSED WORK:

It is proposed to install a roof-mounted, grid tied Solar PV System on this apartment building.
Overhead view of house, with PV array location indicated and street elevation of house showing PV
equipment are attached.

Estimated Cost:

\$21,000

Signature of Applicant

Date: 1/28/2014

With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZ/HAC and ROT before issuance of a building permit.

Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required.

Plan sheets are to be no larger than 11 x 17 inches.

.....	Administrative Approval		
PZ/HAC Approved	ROT Approved
 Disapproved	 Disapproved
 Approved with conditions	 Approved with condition

CONDITIONS: _____

FEF: REVIEW: _____ ISSUE DATE: _____

PERMIT: _____ ISSUE DATE: _____

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.)

White: RDE

Yellow: Customer

BUILDING PERMIT REQUEST CASE 012247
[ADMINISTRATIVE APPROVAL – 2/3/14]

STAFF ANALYSIS

Item:

Case 012247 – 2486 Calle de Principal, by Bertha Lujan, a request for a permit to reroof a dwelling at this address. Zone: Historic-Commercial (HC).

Description of Work to be Done:

The existing roof covering will be torn off and replaced.

Estimated Cost: @ 4,500.00

Consistency with the Code:

The request is consistent with the following Sections of the **Building Code** that specifically apply to this project:

15.15.030 Application for building permit

B. Administrative Approval Permit

Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff...

C. Historic Zone or Commercial Zone Permit.

1. Applications for all proposed work except for work described in subsection (B) of this section....

The request is consistent with the all other Sections of the **Zoning Code** that may be applied to this project:

Permit History:

There have been no cases in the past year concerning this property.

Findings of Fact:

- Staff has jurisdiction to approve this request administratively.
- The proposed work consists of replacement of a roof on an existing structure.
- The proposed repairs are needed for structural reasons
- The proposed work to be done will not create any changes to the external appearance of the structure.
- The proposed work meets all applicable Code requirements.
- There have been no cases in the past year concerning this property.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff approved this application on 1/28/14.

Prepared by: Larry Shannon

Date prepared: 1/30/14

BUILDING PERMIT REQUEST CASE 012247
[ADMINISTRATIVE APPROVAL - 2/3/14]

LOCATION

Doña Ana County Zoning Map

<http://maps.donadanacounty.org/zoning/>

Doña Ana County Zoning Map

Search Parcel

Layer Visibility:

☒ Roads

☒ Buildings

☒ City Limits

Parcel ID: 04-00313

Map Code: 4 000 137 227 487

NAME: LILIAN BRUNDA (ESTATE OF); &

NAME2: A L SAENZ & L SCOT & LILIAN ETAL

Mail Address: PO BOX 31

CITY: MESA

STATE: NM

ZIP: 88040 0031

LOT:

BLOCK:

Subdivision:

Condo Name:

Condo Unit:


Mobile Homes: 0


Clerk Record: FRODO L BORG ANTON

RTS: IL 235 23

Property Address: 2408 CALLE PRINCIPAL

Acres: 0.5





Parcel ID

Map Code

Owner 1

Owner 2

Address

BUILDING PERMIT REQUEST CASE 012247
[ADMINISTRATIVE APPROVAL - 1/21/14]

APPLICATION

				OFFICIAL USE ONLY:
TOWN OF MESILLA				Case # <u>012247</u>
APPLICATION FOR RESIDENTIAL BUILDING PERMIT				Fee \$ <u>150.00</u>
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104				
CASE NO. <u>012247</u>	ZONE: <u>WC</u>	CODE: <u>RE</u>	APPLICATION DATE: _____	
Name of Applicant <u>Bertha Lujan</u>		Applicant's Telephone Number <u>575 523-9145</u>		
Mailing Address <u>PO Box 585</u>		City <u>Mesilla</u>	State <u>NM</u>	Zip Code <u>88046</u>
Contractor's Name & Address (If none, indicate Self) <u>Fred Flores 1701 Aspen Ave., Las Cruces, NM 88005</u>				
Contractor's Telephone Number <u>(575) 496-11040</u>		Contractor's Tax ID Number <u>45-0593545</u>	Contractor's License Number <u>350835</u>	
Address of Proposed Work: <u>2486 Calle de Principal</u>				
Description of Proposed Work: <u>RE-roof - Shingles</u>				
Estimated Cost <u>\$4500.00</u>		Signature of Applicant <u>Bertha T. Lujan</u>		
Date _____		Date _____		
With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of a property (deed or current tax bill) along with verification of legally recorded status of the property are required. Plan sheets are to be no larger than 11 x 17 inches.				
FOR OFFICIAL USE ONLY				
PZHAC	<input checked="" type="checkbox"/> Administrative Approval	BOT	<input type="checkbox"/> Approved Date: _____	
	<input type="checkbox"/> Approved Date: _____		<input type="checkbox"/> Disapproved Date: _____	
	<input type="checkbox"/> Disapproved Date: _____		<input type="checkbox"/> Approved with Conditions	
	<input type="checkbox"/> Approved with conditions			
CONDITIONS: _____				
REVIEW ISSUED BY: <u>[Signature]</u>		ISSUE DATE: <u>1/28/14</u>		
PERMIT ISSUED BY: <u>[Signature]</u>		ISSUE DATE: <u>1/28/14</u>		

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details.
3. Floor Plans showing rooms, their uses and dimensions.
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and colorscheme (historical and commercial zones only).
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).

PZHAC NEW BUSINESS
(PZHAC REVIEW)

BUSINESS REGISTRATION REQUEST #2014 - 0557

[PZHAC REVIEW – 2/3/14]

PZHAC ACTION FORM

STAFF ANALYSIS:

Request:

This is a request by Gerald Grandle for Spotted Dog Brewery, LLC to operate a microbrewery at this location.
Zone: Historic-Residential (HR).

Description of Business:

This will be a microbrewery (similar in concept to High Desert Brewery in Las Cruces) that will sell beer that is brewed on the premises. Beer brewed on the premises will mostly be sold for home consumption. Beer produced on the premises, along with food brought in from outside sources, will also be served on the premises. The applicant will need to abide by all state and federal laws related to the production and sale of beer created on the premises

Consistency with the Code:

The request is consistent with the following Sections of the Code that specifically apply to this project:

18.45.020 Uses permitted: Bars and cocktail lounges – the proposed use will be far less intensive than a bar or lounge, either of which is allowed by Code on the property.

8.40.030 Exterior appearance. – The applicant does not propose to change the exterior appearance of the structure.

18.60 General Provisions, Conditions and Exceptions – The proposed addition is consistent with the requirements of this Chapter.

The request is consistent with the all other sections of the Zoning Codes that may be applied to this project:

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will be a microbrewery that will sell beer produced on the premises.
- This is a use that is allowed by the MTC in this zoning district.
- The proposed use will create less intensive impacts than might be created by other uses allowed in this zoning district.
- The proposed work meets all applicable Code requirements for this type of use
- If approved by the PZHAC, the applicant will still need to meet the requirements of all appropriate state and federal agencies for this type of use.
- The proposed use will not create any substantial changes to the external appearance of the structure.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff recommends approval of this application as requested.

Note:

Approval of this application alone does not grant the applicant the right to sell or produce beer or other alcoholic beverage at this location, approval by applicable state and federal agencies is still required.

PZHAC OPTIONS:

1. Recommend approval of application.
2. Recommend approval of application with conditions.
3. Reject the application.

PZHAC ACTION:

Prepared by: Larry Shannon

Date prepared: 1/30/14

LOCATION

01/30/2014 3:56 PM

BUSINESS REGISTRATION REQUEST #2014 - 0557
[PZHAC REVIEW - 2/3/14]

APPLICATION



2231 Avenida de Mesilla
P.O. Box 10
Mesilla, NM 88046

Phone: (505) 524-3262 Fax: (505) 541-6327

Business Registration Application

Note: A separate business registration application form should be completed for each business location.

PLEASE PRINT

Business Registration Application Is: New ☒ Renewal ☐

Name of Business:	<u>SPOTTED DOG BREWERY LLC</u>		
Name of Applicant:	<u>GERALD GRANDUS</u>		
Mailing Address (Street # or P.O. Box):	<u>528 NORTH FAV</u>		
E-Mail Address:	<u>GRANDUS@ZIANET.COM</u>		
City:	<u>LOS CRUCES</u>	State:	<u>NM</u> Zip Code: <u>88005</u>
Phone # of Business:	<u>575-524-3309</u>		
Location of Business: Street	<u>2900 S. HWY 28</u>		
City:	<u>MESILLA</u>	State:	<u>NM</u> Zip Code: <u>88046</u>

Property Owner Name:	<u>ALSTY LLC</u>		
Location:	<u>2900 Avenida de Mesilla</u>		
Phone # of Property Owner:	<u>575-566-8504</u>		
Property Owner's Address: Street	<u>2455 WILLOW AVE SUITE A</u>		
City:	<u>LAS CRUCES</u>	State:	<u>NM</u> Zip Code: <u>88001</u>

Additional Information	
Square Footage of Business:	<u>1500 SQ FT</u>
Number of Employees:	<u>0</u>
Number of Parking Spaces:	<u>6</u>
Zoning Code:	<u>C - COMMERCIAL</u> Please fill in other side>>>>

DAY TIME: SUSAN GRANDUS 640-9225
JERRY GRANDUS 644-2526

Type of Business -please describe product(s) and/or service(s): BEER, PUB, PRODUCE BEER

Business Applicant Is: Sole Proprietorship _____ Partnership _____ Corporation ☒

Current New Mexico Revenue Division ID #: 03-284640-00-1
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

EMERGENCY CONTACT INFORMATION

Responsible party to be called in case of emergency. Enter name in order of contact (please print):

Name	Address	Telephone #
1. <u>JEFFY GRANDE</u>	<u>528 NORTH PEEK</u>	<u>575-524-3351</u>
2. <u>SUEAN GRANDE</u>	<u>528 NORTH PEEK</u>	<u>575-640-9225</u>
3. _____	_____	_____

Do you have an alarm system? Yes _____ No ☒

What Type? _____

Which Company, if any, Responds to Alarms? _____

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.

[Signature] Proprietor
Signature of Applicant/Title

1.22.2014
Date

[Signature]
Signature of Building Owner

1/24/14
Date

Office Use

Receipt Number: _____
Case Number: _____
PZHAC Approval Date: _____
Sign Permit Case #: _____

Date of Payment: _____
Zone: _____
BOT Approval Date: _____
Renewal Date: _____

Fire Department Inspection Verification

Fire Department Representative Signature: _____

Fire Inspection Date: _____

Approved: _____ Yes _____ No _____

PZHAC ACTION FORM
[PZHAC REVIEW - 2/3/14]

BUILDING PERMIT REQUEST CASE 012212

STAFF ANALYSIS:

Request:

Case 012212 – 2571 Calle de Parian, Jose Tarin, a request to appear before the PZHAC for clarification of a building permit approval granted by the on April 6, 2013 for a mural to be painted on a dwelling at this location, and to modify the permit to include artwork to be added to gates on a perimeter wall. Zone: Historic-Residential (HR).

Description of Request:

The purpose of this request for clarification by the applicant is the result of a complaint by a member of the public that the work being done on the mural was not in accordance with what was approved by the BOT when the case was originally heard.

The original request, according to the applicant, was for a design as shown in the photo submitted with the original request. Approval of the original request was based on this photo. Also, the applicant has stated that although the color at this time is close to the color of the house, the finished project will match the house (and the concept of the original photo and intent) better once shading and highlights are painted on the tree.

The applicant would like the PZHAC to make the determination that the work currently being done in compliance with what was originally approved by the BOT on April 6, 2013.

PZHAC OPTIONS:

Approve of the work being done as being in compliance with the original approval.

Approve the work being done, with conditions to be applied that the would bring the work into compliance with what the PZHAC believes originally approved.

Reject the applicant's contention that the work being done is in compliance with what was approved.

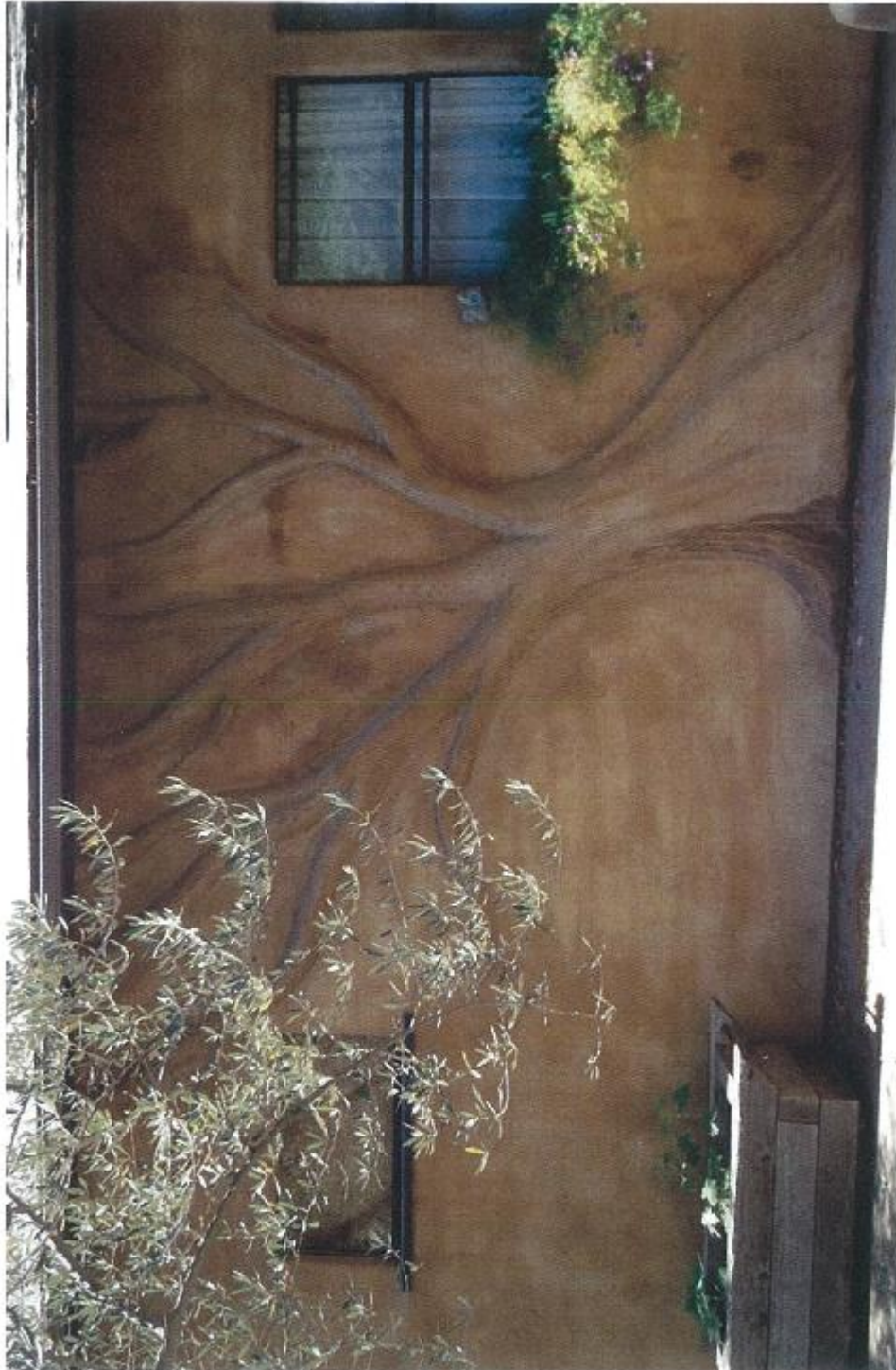
PZHAC ACTION:

Prepared by: Larry Shannon

Date prepared: 1/30/14

BUILDING PERMIT REQUEST CASE 012212
[PZHAC REVIEW – 2/3/14]

PHOTO SUBMITTED WITH ORIGINAL REQUEST



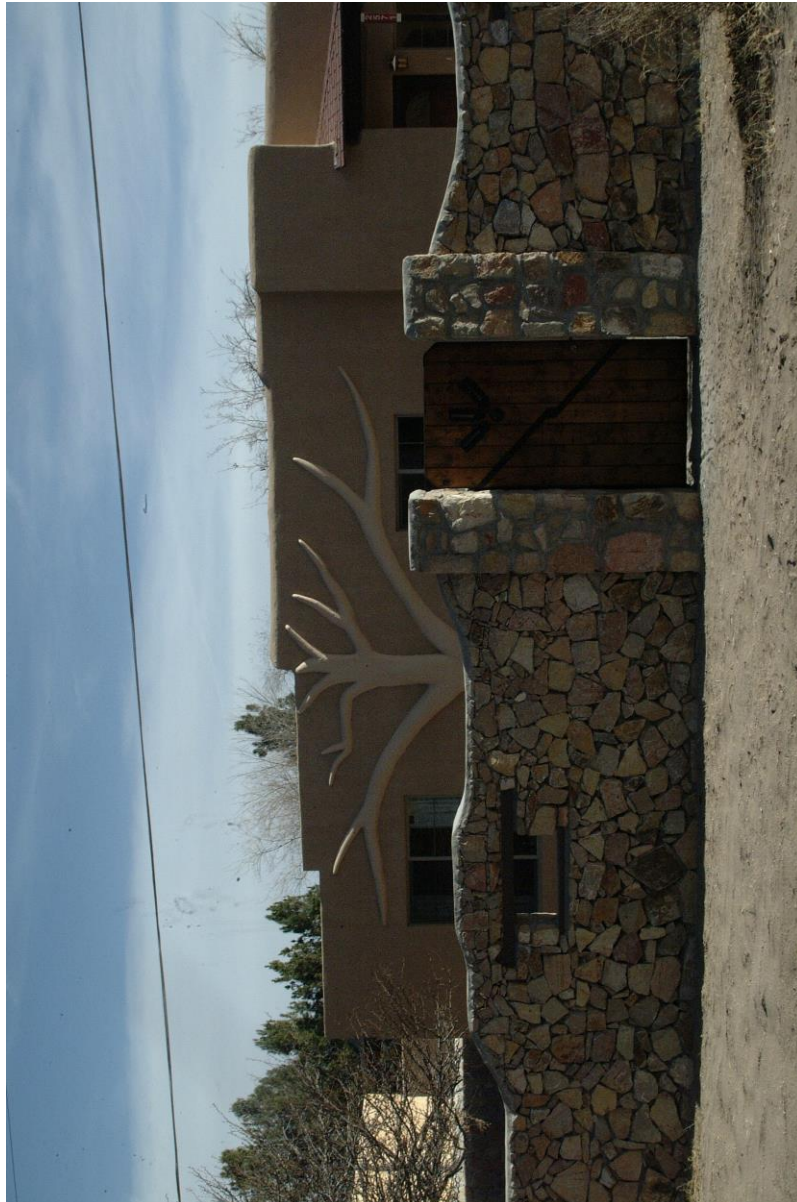
BUILDING PERMIT REQUEST CASE 012212
[PZHAC REVIEW – 2/3/14]

PHOTO (NOT 0COMPLETED)



BUILDING PERMIT REQUEST CASE 012212
[PZHAC REVIEW – 2/3/14]

PHOTO OF HOUSE



LOCATION

<http://maps.dcnanncountry.org/zoning/>

Do Ana County Zoning Map		Search Parcels
<p>Layer Visibility:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Roads <input checked="" type="checkbox"/> Buildings <input checked="" type="checkbox"/> City Limits 		
<p>Parcel ID: B4-00462 Map Code: A-CDB-158-113-079 NAME: TARIK, JOSE A. NAME2: JOAN CROWLEY MCWALTERS Mail Address: 2571 CALIFORNIA DR DARIEN CITY: MESA AZ STATE: NM ZIP: 86046 LOT: BLOCK: Subdivision: Condo Name: Condo Unit: Mobile Homes: 0 Clark Record: 1331635 RTS: 1E 225 38 Property Address: 2571 CALIFORNIA DR DARIEN Acres: 0.38</p>		
<input type="text" value="Parcel ID"/>	<input type="text" value="Map Code"/>	<input type="text" value="Owner 1"/> <input type="text" value="Owner 2"/> <input type="text" value="Address"/>

BUILDING PERMIT REQUEST CASE 012212

[PZHAC REVIEW – 2/3/14]

ORIGINAL APPLICATION

TOWN OF MESILLA
APPLICATION FOR RESIDENTIAL BUILDING PERMIT
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 extension 109

CASE 012212
#0

CASE NO. 012212 ZONE: HR CODE: ME APPLICATION DATE: 8/7/13

JOSE TARIN 510 932 6769
Name of Applicant Telephone Number

639 Rodeo Ave Rodeo CA 94572
Street Address City State Zip Code

Contractor Name and Address

Contractor Telephone Number Contractor Tax I.D. Number Contractor License #

LOCATION & DESCRIPTION OF PROPOSED WORK:

2571 Calle de Paris
Building on West side of home. Wall attached
front wall slightly covered by new brick wall.

Estimated Cost:

All applications for electrical, mechanical and plumbing are to be made at the Construction Industries Division office.

Jose Tarin
Signature of Applicant

Date: 8-8-2013

With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZHAC and BOT before issuance of a building permit.

Recorded proof of ownership with legal description of property (deed or current tax bill), along with verification of legal subdivided status of the property are required.

Plan sheets are to be no larger than 11 x 17 inches.

Administrative Approval
PZHAC X Approved
Disapproved
Approved with conditions

X Approved
BOT Disapproved
Approved with condition

CONDITIONS:

FEE: REVIEW: ISSUE DATE:

PERMIT: \$0 ISSUE DATE: 9/3/13

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.)

White: File

Yellow: Customer

PZHAC ACTION FORM
[PZHAC REVIEW - 2/3/14]

BUILDING PERMIT REQUEST CASE 012243

STAFF ANALYSIS:

Request:

Case 012243 – 2184 Calle de Arroyo, by Sun Vista Construction for Paul Blevins, a request for a permit to remove a fireplace and collapsing chimney, and to repair a wall and roof on an existing structure. Zone: Historic-Residential (HR).

Description of Work to be Done:

The applicant intends to remove a chimney from the side of the house that is deterioration to the point of collapse. Once the chimney and fireplace are removed, the wall and roof will be repaired to match the rest of the existing structure.

According to the applicant, the chimney and fire place were not part of the original structure, but were added to the structure.

Estimated Cost: \$11,400.00

Consistency with the Code:

The request is consistent with the following Sections of the **Building Code** that specifically apply to this project:

18.40.030 Exterior appearance. – The proposed demolition and repairs will not adversely alter the exterior appearance of the structure.

18.60 General Provisions, Conditions and Exceptions – The proposed addition is consistent with the requirements of this Chapter, provided that the proposed repairs are done in a way that restores the structural and architectural integrity of the original wall.

The request is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of removing a decaying and collapsing chimney and fireplace from the wall of an existing dwelling.
- The existing wall and roof will be repaired to match the remainder of the existing wall.
- The proposed repairs will enhance the addition will provide indoor access from the main dwelling to an existing casita fronting on the courtyard.
- The proposed work to be done will not create any changes to the external appearance of the structure.
- The proposed work meets all applicable Code requirements.
- There is currently a building permit (Case 012240) approved administratively on January 10, 2014 for a reroof of part of the dwelling.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff recommends approval of this application as requested.

PZHAC OPTIONS:

4. Recommend approval of application.
5. Recommend approval of application with conditions.
6. Reject the application.

PZHAC ACTION:

Prepared by: Larry Shannon

Date prepared: 1/30/14

BUILDING PERMIT REQUEST CASE 012243
[PZHAC REVIEW – 2/3/14]

LOCATION

Doña Ana County Zoning Map

mapinfo.com/ana-county-azg/zoning/


Doña Ana County Zoning Map

Search Parcels

Layer Visibility:

- ☒ Roads
- ☒ Buildings
- ☒ City Limits

Parcel ID: 04-00241
Map Code: 4-000-137-1ES-429
NAME: SCOWIN MARY ALICE REVOCABLE TRUST
NAME2:
Mail Address: PO BOX 96
CITY: MESA
STATE: NM
ZIP: 88040-0096
LOT:
BLOCK:
Subdivision:
Condo Name:
Condo Unit:
Mobile Homes: 0
Clerk Record: 00000
RTS: 1L 25S 25
Property Address: 2184 CALLE DE ARROYO
Acres: 0.36



Parcel ID	Map Code	Owner 1	Owner 2	Address
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BUILDING PERMIT REQUEST CASE 012243
[PZHAC REVIEW – 2/3/14]

PHOTOS



BUILDING PERMIT REQUEST CASE 012243

[PZHAC REVIEW – 2/3/14]

APPLICATION

TOWN OF MESILLA
APPLICATION FOR RESIDENTIAL BUILDING PERMIT
2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505) 824-3262 extension 109

CASE NO. 012243 ZONE: CODE: APPLICATION DATE: 1-23-14

Name of Applicant PAUL BLEVENS Telephone Number 639-0931

Street Address 2184 Calle de Arroyo City Mesilla State NM Zip Code 88046

Contractor Name and Address San Victor Concrete Excavation & Masonry

Contractor Telephone Number 650-7963 Contractor Tax I.D. Number Contractor License #

LOCATION & DESCRIPTION OF PROPOSED WORK:

2184 Calle de Arroyo - BEARER CHAIRS: Improve front
12' building deck. Repair wall - concrete footing

Estimated Cost:

2500.00

All applications for electrical, mechanical and plumbing are to be made at the Construction Industries Division office.

Signature of Applicant Paul Blevens

DATE: 1-23-14

With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZHAC and BOT before issuance of a building permit.
Recorded proof of ownership with legal description of property (plat or survey has full) along with verification of legally subdivided status of the property are required.
Plan sheets are to be no larger than 11 x 17 inches.

	Administrative Approval		
PZHAC	<input type="checkbox"/> Approved	BOT	<input type="checkbox"/> Approved
	<input type="checkbox"/> Disapproved		<input type="checkbox"/> Disapproved
	<input type="checkbox"/> Approved with conditions		<input type="checkbox"/> Approved with condition

CONDITIONS: _____

FEE: REVIEW: _____ ISSUE DATE: _____

PERMIT: _____ ISSUE DATE: _____

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details
3. Floor Plans showing rooms, their uses and dimensions
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historical and commercial zones only.)
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from Public Utility providing water service.)

White: File

Yellow: Customer

PZHAC ACTION FORM
[PZHAC REVIEW - 2/3/14]

BUILDING PERMIT REQUEST CASE 012244

STAFF ANALYSIS:

Request:

Case 012244 – 2930 N. Highway 28, by Trinidad DeLaO, a request for a permit to allow a 600 sq.ft. guest house to be built on the property. Zone: Residential/Agricultural (RA)

Description of Request:

The applicant would like to construct a 600 square foot casita (guest house) on the property. The property currently contains a modular home that is recognized by state law (The Manufactured Housing Act of 1987) as the equivalent to a site built dwelling for zoning and taxing purposes.

The purpose of the casita will be to allow an elderly relative of the applicant to live on the property for the purpose of caregiving. The casita will share some utilities with the main structure on the property. The applicant would like to finish the exterior of the casita to match the exterior of the main structure on the property.

Estimated Cost: (To be determined)

Consistency with the Code:

The request is consistent with the following Sections of the **Building Code** that specifically apply to this project:

18.40.030 Exterior appearance. – The requested exterior finish is not prohibited by the MTC. (This determination was made by the PZHAC and the BOT when the permit for the main dwelling was reviewed in 2014.)

18.60 General Provisions, Conditions and Exceptions – The proposed addition is consistent with the requirements of this Chapter.

18.25.020(C) Permitted uses: “A guest house, used only as an accessory to the primary single-family home and not rented or used as a business.”

18.10.020 Definitions – Specific: “Guest house” is an attached or detached unit used as an accessory building to the primary single-family home and not rented or otherwise conducted as a business. A guest house shall not exceed 600 square feet outside dimensions.

18.60.060 Nonconforming use of land – the proposed casita (guest house) is a replacement of a legal non-conforming casita that was part of the original main structure that was torn down in August, 2014. (The proposed structure is not an expansion of the previous use, and is being request within six months of the removal of the original structure.)

The request, as presented, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Permit History:

The existing dwelling on the property was the topic of much discussion concerning the permitting of manufactured housing in the Town. It was eventually determined that the manufactured dwelling currently on the property was not restricted by any applicable Town codes. A code amendment to address issues brought up as a result of these discussions is currently in the process of being reviewed by the PZHAC, and will be heard in the Public Hearing portion of this meeting.

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed casita (guest house) is allowed by the Code in the Residential/Agricultural (RA) zoning district.
- The proposed casita (guest house) is a replacement of a legal non-conforming guest house that was on the property within the last six months.
- The requested exterior finish will match the finish of the existing structure, and is not currently prohibited by the Code.
- The proposed structure will need to be built to applicable Building Code requirements for such structures.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff recommends approval of this application with the following conditions prior to a building permit being issued:

1. Detailed plans of the proposed structure shall be submitted to staff. These plans shall include:
 - a. A site plan showing the dimensions and locations of the structures on the property.
 - b. Detailed plans showing the exterior finish and color of the proposed structure.
2. Exterior lighting shall meet the requirements of Chapter 18.50 - Outdoor Lighting of the MTC.

PZHAC OPTIONS:

Recommend approval of application.

Recommend approval of application with conditions.

Reject the application.

PZHAC ACTION:

Prepared by: Larry Shannon

Date prepared: 2/1/14

BUILDING PERMIT REQUEST CASE 012244
[PZHAC REVIEW 2/3/14]

LOCATION

Doña Ana County Zoning Map

<http://maps.donanacounty.org/zoning/>


Doña Ana County Zoning Map

Search Parcels

Layer Visibility:

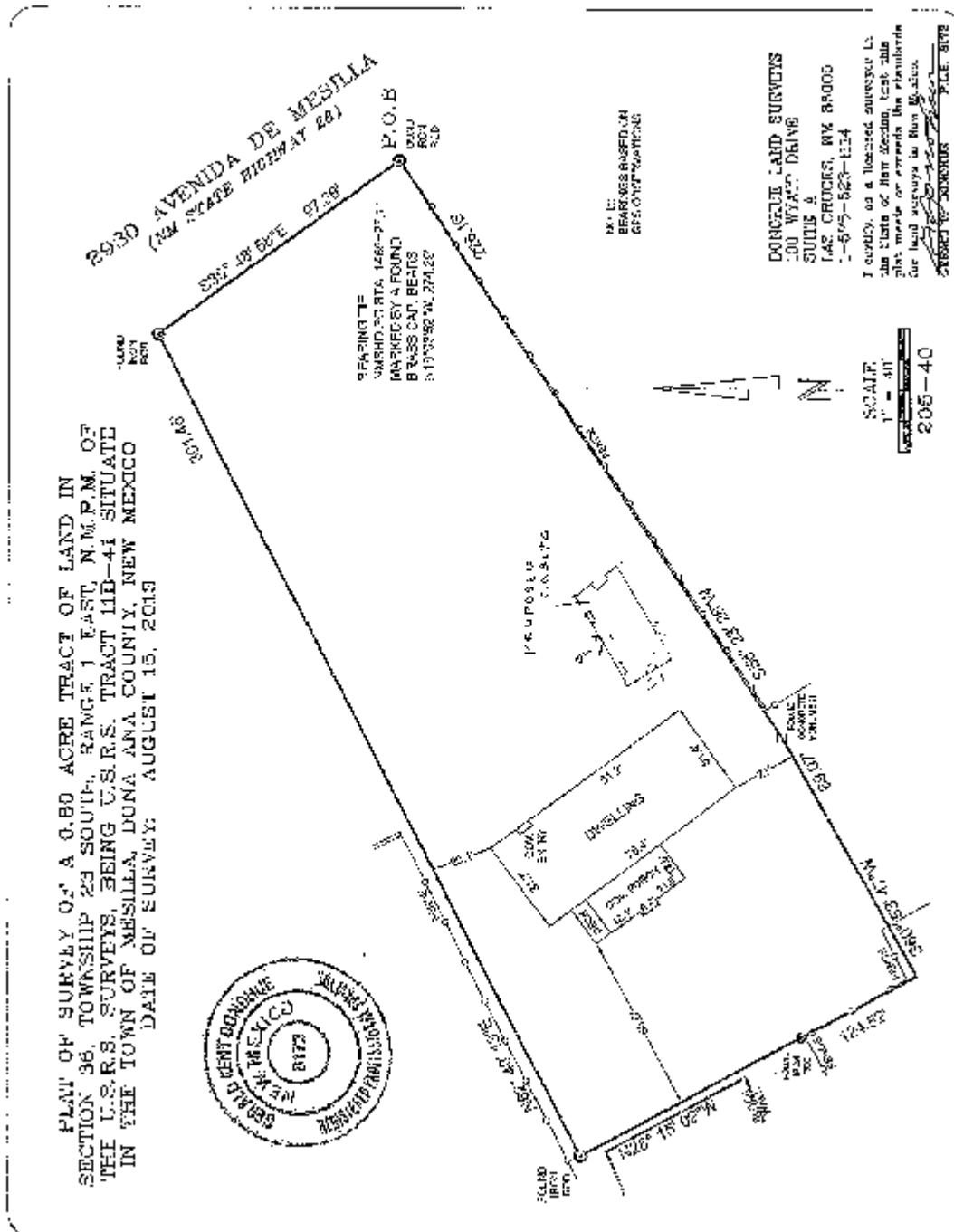
- ☒ Roads
- ☒ Buildings
- ☒ City Limits

Parcel ID: 04-00882
Map Code: 4-006-13B-074-072
NAME: DELAO TRINIDAD
NAME:
Mail Address: 1306 PALM RD
CITY: LAS CRUCES
STATE: NM
ZIP: 88305
LOT:
BLOCK:
Subdivision:
Condo Name:
Condo Unit:
Mobile Homes: 0
Clerk Record: 1324627
RTS: 1F 23S 36
Property Address: 2930 AVENIDA DE MILELLA
Acres: 0.76



[PZHAC REVIEW – 2/3/14]

DIAGRAM OF PROPERTY



BUILDING PERMIT REQUEST CASE 012244
[PZHAC REVIEW – 2/3/14]

PHOTOS

Front yard of existing structure



Rear yard of existing structure



BUILDING PERMIT REQUEST CASE 012244
[PZHAC REVIEW – 2/3/14]

APPLICATION

OFFICIAL USE ONLY:
Case # _____
Fee \$ _____

TOWN OF MESILLA
APPLICATION FOR RESIDENTIAL BUILDING PERMIT
2221 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-8262 ext. 104

CASE NO.	ZONE	CODE	APPLICATION DATE
<div style="display: flex; justify-content: space-between;"><div><u>Trinidad De La O</u> Name of Applicant</div><div><u>575-640-5065</u> Applicant's Telephone Number</div></div> <div style="display: flex; justify-content: space-between;"><div><u>2930 N. Hwy 28</u> Mailing Address</div><div><u>Las Cruces</u> City</div><div><u>NM</u> State</div><div><u>88005</u> Zip Code</div></div>			

Contractor's Name & Address (If none, indicate Self)

Contractor's Telephone Number _____ Contractor's Tax ID Number _____ Contractor's License Number _____

Address of Proposed Work: 2930 Avenida de Mesilla Las Cruces NM 88005
Description of Proposed Work: Casita 600 to 800 sq ft.

\$ _____
Estimated Cost

Trinidad De La O
Signature of Applicant

1-27-2014
Date

With the exception of administrative approvals, all permit applications must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Required proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. Plan sheets are to be no larger than 11 x 17 inches.

FOR OFFICIAL USE ONLY

PZHAC	<input type="checkbox"/> Administrative Approval	BOT	<input type="checkbox"/> Approved Date: _____
	<input type="checkbox"/> Approved Date: _____		<input type="checkbox"/> Disapproved Date: _____
	<input type="checkbox"/> Disapproved Date: _____		<input type="checkbox"/> Approved with Conditions
	<input type="checkbox"/> Approved with conditions		

CONDITIONS:

REVIEW ISSUED BY: _____ ISSUE DATE: _____
PERMIT ISSUED BY: _____ ISSUE DATE: _____

This application includes:

1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. Foundation Plan with details.
3. Floor Plans showing rooms, their uses and dimensions.
4. Cross Sections of walls.
5. Roof and floor framing plan. (If manufactured trusses, submit layout of trusses and stamped engineer design plan.)
6. Drainage plan.
7. Architectural style and color scheme (Historic and commercial zones only).
8. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).

PZHAC ACTION FORM
[PZHAC REVIEW - 2/3/14]
SIGN PERMIT REQUEST CASE 2014-001

Request:

Case 2014-001 – A request by Tres Mano Weaving of New Mexico to put up two signs on opposite sides (one sign per side) of The Ole Tortilla Factory located at the northwest corner of Calle de Parian and Avenida de Mesilla. One sign will face east along Highway 28 (Avenida de Mesilla), and the other will be on the west side of the building facing the Plaza. Zone: Historic Commercial (HC).

Description of Work to be Done:

One sign will face east along Highway 28 (Avenida de Mesilla), and the other will be on the west side of the building facing the Plaza. (See attached photos.) The two signs will be 15 square feet each. The signs are not accurately shown to scale in the photos, and will probably appear smaller when they are actually measured accurately. The requested size of 15 square feet may be restricted by the size of the walls if either wall is less than 150 square feet in size.

Consistency with the Code:

The request is consistent with the following sections of the BTC that specifically apply to this project:

Chapter 18.65 SIGNS – The proposed signs meet the requirements of this chapter, providing that the PZHAC determine that the color and overall design of the signs is acceptable for the Historic Commercial district.

The requested signs are specifically addressed by the following sections of the sign code:

18.65.220(A) Number of permitted signs - A total of two exterior signs may be allowed to each store or bona fide place of business.

18.65.140 Wall signs (A) - Wall Sign Area: Within the Historical Commercial (H-C) zone, the wall sign area, on any given house or building, shall in no case exceed 10 percent of any wall area including apertures or 15 square feet, whichever is less.

The request is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this request:

Findings of Fact:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed signs are allowed in this zoning district.
- The proposed signs are consistent with the sign code for the Historic /Commercial district, provided that size requirements set forth in the code are met, and the PZHAC determines that the proposed sign colors are acceptable.
- The proposed work meets all other applicable Code requirements.

STAFF RECOMMENDATION:

Based on the Findings of Fact above, Staff recommends approval of this application with the following conditions:

1. That the size requirements for wall signs be met.
2. The PZHAC shall make a determination on the colors of the signs.

PZHAC OPTIONS:

7. Recommend approval of application.
8. Recommend approval of application with conditions.
9. Reject the application.

PZHAC ACTION:

Prepared by: Larry Shannon

Date prepared: 1/31/14

SIGN PERMIT REQUEST CASE 2014-001

[PZHAC REVIEW – 2/3/14]

PHOTOS

East (Ave. de Mesilla) side of Property



SIGN PERMIT REQUEST CASE 2014-001

[PZHAC REVIEW – 2/3/14]

PHOTOS

East (Ave. de Mesilla) side of Property (with proposed sign)



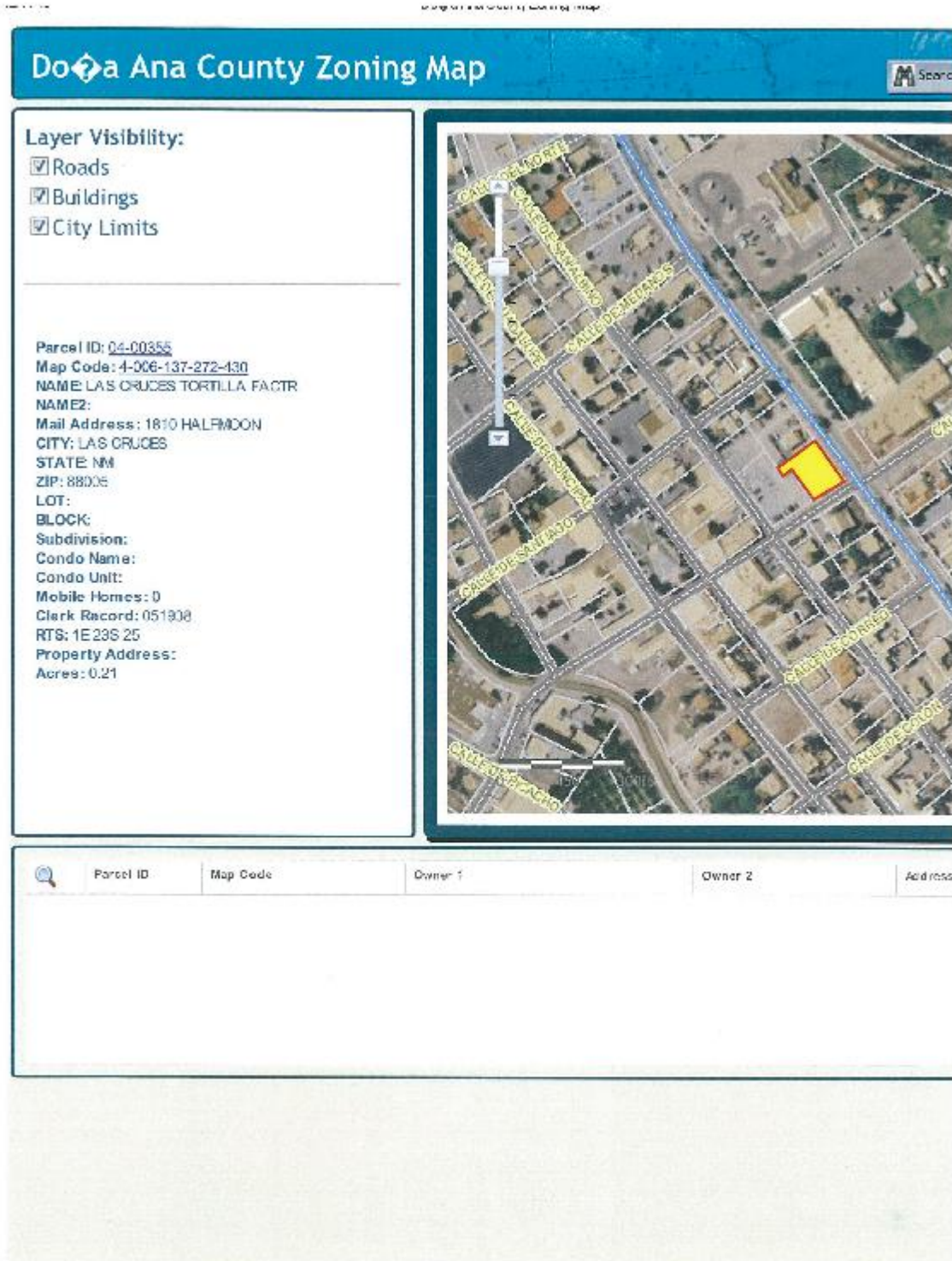
SIGN PERMIT REQUEST CASE 2014-001
[PZHAC REVIEW – 2/3/14]
PHOTOS
Southeast (Calle de Parian) side of Property



SIGN PERMIT REQUEST CASE 2014-001
[PZHAC REVIEW – 2/3/14]
PHOTOS
Southeast (Calle de Parian) side of Property



SIGN PERMIT REQUEST CASE 2014-001
[PZHAC REVIEW - 2/3/14]
LOCATION



SIGN PERMIT REQUEST CASE 2014-001
[PZHAC REVIEW - 2/3/14]

REQUEST

To whom It may concern:

Tres Manos Weaving of New Mexico is requesting permission to put up 2 signs for our business located at the Old Tortilla Factory Shops, 2910 Calle Del Parian. One sign will be facing East on Hwy 28, the second one will be facing West toward the Mesilla Plaza on back of the building.

Respectfully,

Teresa Guerra
Executive Director
Tres Manos Weaving of New Mexico
575-544-6140

**PZHAC PUBLIC HEARING
MTC CODE AMENDMENT
TO
TITLE 15
(BUILDINGS AND CONSTRUCTION)**

PZHAC ACTION FORM
[PZHAC PUBLIC HEARING - 2/3/14]
PROPOSED AMENDMENTS TO ADDRESS UNIFORM DEVELOPMENT IN THE TOWN

Purpose and Rationale of the Amendments:

As a result of the discussion on mobile/manufactured homes by the Board of Trustees on July 22, 2013; staff was asked to develop an amendment to the Code that would put limits directly on Manufactured Housing in the hopes of limiting construction types or architectural styles to those that would be considered appropriate in the Town. Unfortunately, this approach would target only a particular construction style (manufactured homes), while not addressing other construction types. Such restrictions would violate Sections 3-21A-3 (Manufactured Housing; Permissible Regulations) and 3-21A-5 (Impermissible Regulations) of the New Mexico State Statutes by imposing regulations on manufactured homes that would not be equally applied to site built homes in the same zoning districts. This section also states that a manufactured home cannot be required to be "...installed in an excavated site in a specific-use district in which site built, single family-housing is allowed. (Section 3-21A-2 defines "manufactured housing", "mobile homes", and "excavated site".)

The result of the approach as requested would be that although limits would be imposed on manufactured homes, site built dwellings could still be constructed that may be incompatible (geodetic domes, log cabins, recycled tire or aluminum can homes, etc.) with the Town's character as discussed in Chapter 8 of the 2004 Town of Mesilla Comprehensive Plan. Therefore, any amendments to the Code done for the purpose of maintaining the Town's character, or in support of any other elements of an overall plan for the Town need to address all types of construction equally. (This is based on the assumption that the construction type meets the requirements and standards set forth in the applicable International Building Codes and Town Codes.)

The proposed amendment was developed using the Town's Historic Preservation chapter (Chapter 18.33) of the zoning code as the basis for an amendment to the Building Code chapter (Chapter 15.15). This was done in order to provide a mechanism that could be used to maintain a sense of architectural uniformity and stability in the areas of Town outside the Historic Districts. While the amendments borrow heavily from the wording of Section 18.33.060, the context has been changed to ensure that the **general** architectural, rural or farm character of an area is maintained, rather than impose specific architectural styles on an area.

There has been concern expressed by citizens of the Town that the proposed amendments will place unfair restrictions on building in areas of the Town outside the Historic Districts by imposing unnecessary architectural standards on areas where such standards are not needed. It was stated that such restrictions could have the effect of limiting individualistic and artistic expression, and that such limits should be first addressed in the comprehensive plan. (Staff believes that Chapter 8 of the 2004 Town of Mesilla Comprehensive Plan does address this concern, as stated previously.)

Staff believes that the proposed amendment, when applied to the remainder of the town outside of the Historical Districts, will help to protect the historical heritage of Mesilla referenced in Section 18.33.040 of the Historic Preservation Chapter of the Code by applying to all construction types. It will also help to protect property values in the Town as a whole.

The proposed amendment is attached. (Changes made as a result of public and PZHAC input from the 1/21/2014 PZHAC Public Hearing are indicated by *italic* type and ~~strike through~~ font.

PZHAC OPTIONS:

1. Recommend approval of the amendment as written.
2. Recommend approval of the amendment with changes.
3. Reject the amendment.

PZHAC ACTION:

Prepared by: Larry Shannon
Date prepared: 1/31/14

Add (g) to the following section of the Code:

15.15.030 Application for building permit.

D. Non-Historic Zone Permit.

2. Application is reviewed by community development staff for the following:

g. Compliance with MTC 15.15.035

Add the following new section:

15.15.035 Uniform Development Standards

- A. The purpose of this section is to maintain a sense of architectural uniformity and stability in the areas of Town outside the Historic Districts.
- B. This section shall apply to all new construction on any property located within the Town's boundaries, but outside of the Historic Districts. This section applies only to new construction, or improvements, alterations, or enlargements of an existing structure or accessory building that will result in a change to the architectural style or use of the structure being altered. (Changes to the use of a structure shall also be subject to the applicable requirements of Chapter 18-Zoning of the MTC.)
- C. The design components to be used to determine compatibility with existing development shall include the following: architectural style and character, building height, setbacks, proportions, pattern and rhythm, roof types, surface texture, color, site utilization and density, uses, and any outstanding or predominant architectural details.
- D. Uniform Development Areas shall be used to provide a basis for determining the compatibility of new construction and alterations with existing structures and development in the Town.
- E. A Uniform Development Area is the physical vicinity to be used to identify the architectural and land use character of a particular area and includes the predominant architectural styles and character of existing structures together with their setting and uses.
- F. Process to Identify and use a Uniform Development Area.
1. Identify the immediate vicinity surrounding any new construction, or exterior alteration or change in use of an existing structure, that is to take place on an interior lot, a corner lot or a boundary lot as follows:
 - a. The Uniform Development Area for an interior lot shall include any lot fronting on the same street as the lot in question and within the same block, as well as those lots located on the opposite side of the street, except such portions of the ~~zone~~ *Uniform Development Area* which fall outside the boundary of the ~~historic district~~ *Town*.
 - b. The Uniform Development Area for a corner lot shall include any lot fronting on the same streets as the lot in question and within the same block, as well as those lots located on the opposite side of the streets, including the opposite corner, except such portions of the ~~zone~~ *Uniform Development Area* which fall outside the boundary of the *Town*.
 - c. The Uniform Development Area of any lot located adjacent to a historic district boundary shall include all lots located in the same block plus those lots located on the opposite side of any street adjoining that block, as well as those lots located on the opposite corners, except such portions of the ~~zone~~ *Uniform Development Area* which fall outside the boundary of the *Town*.
 2. Identify the design components enumerated in (C) above as found in the applicable Uniform Development Area.
 3. Staff shall review the proposed project to determine if the design components of the proposed project are similar to those found in the applicable Uniform Development Area.
 4. If there is no predominant architectural style or character within the selected Uniform Development Area, then the zoning district in which the property is located shall, as a whole, shall become the uniform development area for purposes of defining architectural style.
 5. Once it is determined by Staff that the style and character of the proposed construction is not out of character with the applicable Uniform Development Area, the applicant may proceed with the process to obtain a building permit.